

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4815 Executive Boulevard, Fort Wayne, Indiana 46808 (Food Marketing - Super Valu Stores, Inc.)

WHEREAS, Petitioner has duly filed its petition dated September 27, 1989, to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

Parcel #80-3119-0033 Executive Boulevard

said property more commonly known as 4815 Executive Boulevard.

WHEREAS, said project will create 110 additional permanent jobs for a total additional annual payroll of \$3,021,000, with the average new annual job salary being \$27,500; and

WHEREAS, the total estimated project cost is \$10,510,000; and

WHEREAS, it appears that said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of the Resolution:

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development Requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate.

SECTION 4. That the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of the redevelopment or rehabilitation, all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from

the proposed described redevelopment or rehabilitation.

SECTION 5. The current year approximate tax rates for taxing units within the City would be:

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$10.9391/\$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$10.9391/\$100 (the change would be negligible).

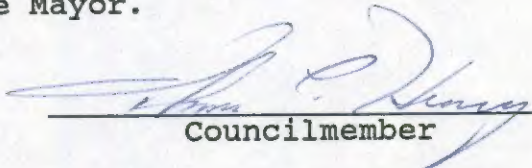
(c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$10.9391/\$100 (the change would be negligible).

SECTION 6. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

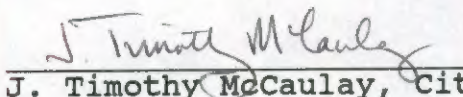
SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of 10 years.

SECTION 8. The benefits described in the Petitioner's statement of benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Jim Jantz, seconded by Bradbury, and duly adopted, placed on its passage. PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	8			1
BRADBURY	✓			
BURNS	✓			
EDMONDS	✓			
GIAQUINTA	✓			
HENRY	✓			
LONG				✓
REDD	✓			
SCHMIDT	✓			
TALARICO	✓			

DATED: 10-10-89

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. B-65-89
on the 10th day of October, 1989,

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL
Charles S. Reed
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th day of October, 1989, at the hour of 2:00 o'clock P.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 19th day of October, 1989, at the hour of 10:00 o'clock A.M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR

FOR USE OF DESIGNATING BODY	
IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE	
Tax Rates Determined Using The Following Assumptions	Total Tax Rates
1. Current total tax rate.	\$ 10.9391
2. Approximate tax rate if project occurs and no deduction is granted.	\$ 10.9391
3. Approximate tax rate if project occurs and a deduction is assumed.	\$ 10.9391
Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.	

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed _____ calendar years. **(See Below)*
- B) The type of deduction that is allowed in the designated area is limited to:

1) Redevelopment or rehabilitation of real estate improvements.

2) Installation of new manufacturing equipment

3) No limitations on type of deduction *(check if no limitations)*

☒ Yes ☐ No
☐ Yes ☒ No
☐ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title	Date of Signature
<i>Mark E. Giamonte</i>	10-11-89
Attested By:	Designated Body
<i>City Clerk</i>	<i>Sandra E. Kennedy</i>

* If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Food Marketing - Super Valu Stores, Inc.
Site Location: 4815 Executive Boulevard
Fort Wayne, IN 46808

Councilmanic District: 3rd Existing Zoning: M-2

Nature of Business: A regional receiving & distribution warehouse for perishable foods.

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u> </u>	<u>X</u>
Platted Industrial Park	<u>X</u>	<u> </u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

The construction of 130,000 square foot warehouse and 10,000 square feet of office space.

Type of Tax Abatement: Real Property X Manufacturing Equipment

Estimated Project Cost: \$ 10,510,000.00 Permanent Jobs Created: 110

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

Project will take place in a targeted area - Interstate Industrial Park.

Staff R. M. Pherson
Date 10-6-89

Director Paul D. Becher
Date 10/6/89

RECEIVED

SEP 27 1989

ECONOMIC
DEVELOPMENT

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Food Marketing - Super Valu Stores, Inc.

Address of Applicant's Principal Place of Business:

4815 Executive Boulevard

Fort Wayne, Indiana 46801

Phone Number of Applicant: (219) 483-2146

Street Address of Property Seeking Designation:

Parcel #80-3119-0033 Executive Boulevard

No Street No. has yet been established.

S.I.C. Code of Substantial User of Property: _____

B. PROJECT SUMMARY INFORMATION:

YES

NO

Is the project site solely within the city limits
of the City of Fort Wayne

 X

Is the project site within the flood plain?

 X

Is the project site within the rivergreenway area?

 X

Is the project site within a Redevelopment Area?

 X

Is the project site within a platted industrial
park?

 X

Is the project site within the designated downtown
area?

 X

Is the project site within the Urban Enterprise
Zone?

 X

Will the project have ready access to City Water? X

Will the project have ready access to City Sewer? X

Is any adverse environmental impact anticipated by
reason of operation of the proposed project? X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2 *code*

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?
A regional receiving and distribution warehouse for perishable foods.

D. Real Estate Abatement:

Complete this section of the application only if requesting a deduction
from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? -

Current assessed value of Real Estate:

Land 22,900

Improvements 0

Total 22,900

What was amount of Total Property Taxes owed during the immediate past
year? \$2,071.30 for year 19 89.

Give a brief description of the proposed improvements to be made to
the real estate.

The new building will consists of 130,000 square feet of perishable warehouse
area, and 10,000 square feet of office.

Cost of Improvements: \$ 10,510,000

Development Time Frame:

When will physical aspects of improvements begin? October 5, 1989

When is completion expected? August 1990

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19____.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 950

How many permanent jobs will be created as a result of this project?
110

Anticipated time frame for reaching employment level stated above?
August 15, 1990.

Current annual payroll: None at this location, however total Allen County is \$18,000,000

New additional annual payroll: \$3,021,000

What is the nature of the new jobs to be created?

24 Clerical, 4 Supervisors, 70 Warehouse Union employees, 12 buyers and managers.

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Food Marketing Fort Wayne Headquarters building located at 4815 Executive Boulevard

has reached its capacity for growth. In order for Food Marketing to stay

competitive they must expand the perishable food section of their warehouse.

An adjacent piece of ground has been chosen for the new building.

In what Township is project site located? Washington

In what Taxing District is project site located? 80-3119-0033

G. CONTACT PERSON:

Name & address of contact person for further information if required:

Todd Heath

6610 Mutual Drive

Fort Wayne, Indiana 46825

Phone number of contact person (219) 484-8631

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Roger E. Nuffy
Signature of Applicant

9-27-89

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property Parcel #80-3119-0033 Executive Boulevard.
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner or property to be designated).



STATEMENT OF BENEFITS

State Form 27187 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

STATE BOARD OF TAX COMMISSIONERS

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SEP 27 1989

ECONOMIC DEVELOPMENT

Name of Designating Body	County Allen
Name of Taxpayer Super Valu Stores, Inc.	
Address of Taxpayer (Street, city, county) 4815 Executive Boulevard Fort Wayne, Indiana	ZIP Code 46801

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above Parcel 80-3119-0033 Executive Boulevard	Taxing District Washington 80
Cost and description of real property improvements and / or new manufacturing equipment to be acquired: Real Property Improvements = \$10,510,000	
(Attach additional sheets if needed)	Estimated Starting Date October 5, 1989
	Estimate Completion Date 8-15-90

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number - 950	Salaries 18,000,000	Number Retained All	Salaries Same	Number Additional 110	Salaries \$3,021,000
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SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values	-	-		
Plus estimated values of proposed project	10,510,000	3,503,330		
Less: Values of any property being replaced	-	-		
Net estimated values upon completion of project	10,510,000	3,503,330		
LAND	-	22,900		

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

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I hereby certify that the representations on this statement are true.	Signatures of Authorized Representative Todd Heath
Title CA, Level II Appraiser	Date of Signature 9/26/89
	Telephone Number 219-484-8631

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory & Confirming Resolution

B-89-10-07

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE Project consists of the construction of a 30,000 sq.ft.

warehouse and 10,000 sq. ft. office space.

EFFECT OF PASSAGE The creation of 110 new jobs.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta

BILL NO. R-89-10-07

REPORT OF THE COMMITTEE ON FINANCE

MARK E. GIAQUINTA, CHAIRMAN
THOMAS C. HENRY, VICE CHAIRMAN
BRADBURY, SCHMIDT, BURNS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
RESOLUTION

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as 4815 Executive Boulevard, Fort Wayne,
Indiana 46808 (~~Food Marketing~~ - Super Valu Stores, Inc.)

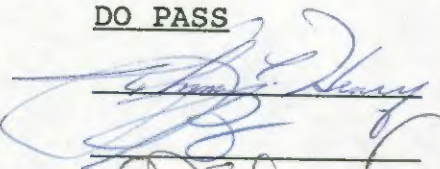
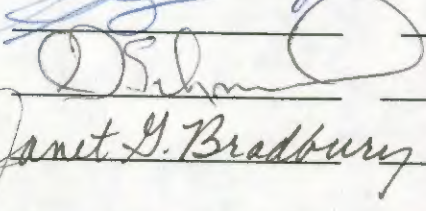
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DATED: 10-11-89.

Sandra E. Kennedy
City Clerk